

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, November 8, 2011 at 6:30 p.m.

**PRESENT:** Chairman Tony Millender  
Vice Chairman Larry Perryman  
John Murphy  
Steve Davis  
Skip Frink  
Dan Rosier

**ABSENT:** Jean Ulrich  
Walter "Dakie" Ward

The Planning and Zoning Commission was called to order by Chairman Millender, who thereafter presided.

- 1- Approval of the minutes of the meeting held, Thursday, September 13, 2011 and October 11, 2011, as mailed.

September 13, 2011 Minutes & October 11, 2011 Minutes were approved on motion by Member Rosier, seconded by Member Murphy and by unanimous vote of the commission present.

- 2- Review of the Monthly Building Report for September 2011 and October, 2011.

In review of the monthly building report in the year end reports from 2009 to present is as follows:

R-1 Dwellings in 2009:	19
R-1 Dwellings in 2010:	27
R-1 Dwellings in 2011:	33

**SINGLE FAMILY PRIVATE DOCKS:**

- 3- Consideration of a request to construct a Single Family Private Dock at 1301 US Highway 98, Eastpoint, Franklin County, Florida. This dock will be 85' x 4' with an 8' x 20' terminus. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Garlick Environmental Agency, agent for Helen Claussen, applicant. (Has House across the street).

In brief discussion of this item, Mr. Pierce stated that this property was not a buildable lot and the owner has a house on the north side of Highway 98. Dan Garlick, Garlick Environmental Agency stipulated that the owner could place an easement that attaches to the north property so that if sold it would be sold together as one piece of property and could not be sold separately.

On motion by Member Frink with the stipulation that the north and south property would be attached by easement and could not be sold separately, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend this item for approval.

- 4- Consideration of a request to construct a Single Family Private Dock at 578 River Road, Carrabelle, Franklin County, Florida. This dock will be 44' x 4' walkway, a 40' x 18' covered boat slip, 30' x 24' uncovered boat slip and a 24' 4' finger pier. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Garlick Environmental Agency, agent for Will Lawler, applicant. (No House)

In much discussion of this item, Mr. Pierce stated that there was not a house, but it was brought to our attention that Mr. Lawler has just been granted a variance to construct a house, but would like to get approval for this request due to the lot being clear of any obstructions and would construct the house shortly after. Chairman Millender questioned whether the channel had enough room to accommodate this item. After much discussion it was agreed to recommend the following.

On motion by Member Perryman to approve contingent upon approval of Commissioner Putnal and whether he feels it is navigable and issue the permit at the same time the house is permitted, seconded by Member Frink and by unanimous vote of the commission present, it was agreed to recommend this item for approval.

- 5- Consideration of a request to construct a Single Family Dock at Lot 8, Block A, Magnolia Bluffs, 113 North Bayshore Drive, Eastpoint, Franklin County, Florida. This dock will be 407' x 4' and have an 18' x 6' terminal platform and a 12' 20' boatlift. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Garlick Environmental Agency, agent for John Hosford, applicant. (Has House)

On motion by Member Perryman, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to recommend this item for approval.

- 6- Consideration of a request to construct a Multi-Family Dock at Grace Bay Subdivision, St. George Island, Franklin County, Florida. This dock will be 420' x 4' with a 26' x 6' terminus and (2) 20' x 2' finger piers and (6) 12' x 20' boatlifts. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Garlick Environmental Agency, agent for Grace Bay Subdivision Home Owners Association, applicant.

In brief discussion of this item, Mr. Garlick stated that the developer is willing to stipulate and be regulated by the Home Owner's Association to not allow any boats to be moored at any boat lifts without a house being constructed and will be addressed in the covenants.

On motion by Member Rosier, approved with the stipulation that the Home Owner's Association would stipulate in the covenants that no boats will be moored until a house is built, seconded by Member Frink and by unanimous vote of the commission present, it was agreed to recommend this item for approval.

**RE-PLAT:**

- 7- Consideration of a request to re-plat Lot 4 and Lot 5 Osprey Village, St. George Island, Franklin County, Florida as one lot. Request submitted by Chris Varnes, applicant.

In discussion of this item, Mr. Pierce stated that once this project is approved and recorded that it would be almost impossible to undo it, Chris Varnes stated that it would be fine and agreed to go forward. Mr. Varnes stated that there were a lot of wetlands on the property and that it would be very tight trying to get 2 homes on the property and would like to conserve the wetlands and only have one house.

On motion by Member Murphy, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to recommend this item for approval.

There being no further business to discuss, it was agreed to adjourn at 7:30 p.m.

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Chairman, Tony Millender

ATTEST:

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County Planner, Alan C. Pierce